

**PROVIDENCE HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING: Thursday, December 6, 2012; 5:15 pm**

PHA Conference Room

100 Broad Street

Providence, RI 02903

Chairman Nicolas Retsinas spoke to the board about the mission, obligations and goals of the PHA. He wants to build on what the board has done and to stay focused on the future of the PHA.

CALL TO ORDER

Chairman Retsinas called the meeting to order at 5:15 pm.

ROLL CALL

Present:

Dolores Cascella
Nicolas Retsinas
Kevin Jackson
JT Taylor
Roger Giraud
Nicholas Narducci
Thomas Ryan
Dorothy Waters
John Igliozi
Ricardo Patino
Hilary Silver

Absent:

Eleven members were present constituting a quorum to conduct business.

APPROVAL OF MINUTES

Chairman Retsinas asked for a motion to accept and approve the annual and regular meeting minutes of 10-25-12. The motion was made by Commissioner Jackson seconded by Commissioner Igliozi. The minutes were approved with a unanimous vote.

RESIDENT'S COMMENTS

None

Chairman's Report

None

INTERIM EXECUTIVE DIRECTOR'S REPORT

Director Tavares welcomed Chairman Retsinas.

Public Housing

Director Tavares addressed the board regarding a HUD letter regarding the 2011 PHAS Score. The PHA was scored sub-standard for the fiscal year of 2011 based on the physical part of the inspection. We scored 23 points out of total of 40. Four of the nine developments did not pass the 2011 inspection. He also informed them that the 2012 inspections would be conducted this

month. The PHA is required to submit a proposed recovery plan to HUD within 30 days and correct deficient performance areas within 90 days to which he indicated the PHA would comply.

Commissioner Waters raised concerns about tenant notification and Commissioner Cascella agreed. Director Tavares informed the board, that per HUD regulations, we are required to notify the tenants 48 hours prior to inspections. The PHA complied with this requirement, but it appears not to have notified tenants of PHA maintenance staff pre-inspections. Commissioner Waters stated that improper notification may affect the score if tenants are not prepared for the inspections. The dialogue continued with Commissioner Jackson and various other Commissioners participating.

Director Tavares stated that at the next board meeting in January, 2013, he will have a report concerning the REAC inspections.

Chairman Retsinas suggested that the Director confirm the inspection notification process to the Commissioners prior to the next meeting.

Leased Housing

Director Tavares stated that the HUD Section 8 SEMAP Score came in and PHA received a score of 104%. This is the 10th consecutive year of being scored a high performer. Mr. Tavares commended Donna De La Rosa and her team for this great accomplishment.

Union Negotiations

Director Tavares stated that union negotiations have commenced with all four unions. Any and all agreements will come back to the Board for ratification and financial issues will be retroactive to the time of the expiring contract.

Smoke Free Policy

Director Tavares informed the Board that the Rhode Island Department of Health has recognized and acknowledged the work of the PHA's smoke free endeavor.

Replacement Home Fund Grants

Director Tavares stated that following his report to the Board in September the PHA was required to return additional HUD grants for replacement housing funds. The reason for the grant recapture was the PHA's inability to meet an October 29, 2012 commitment deadline. He explained that there was an initial grant in 2006 and follow-up grants in years 2007-2010. We initially had to return the 2006 grant, but tried to retain the grants from 2007-2010 and extend the commitment date. This request was denied by HUD because the 2007-2010 grants were not independent grants but were add-on to the 2006 grant. His research found that the original intent was to acquire property as leased purchase units. When that application was sent to HUD in April 2012, it was discovered that the property had initially been developed with home funds, thus, disqualifying it from this replacement grant. The PHA was notified of this in July, 2012 and there was insufficient time to identify and proceed with another property before the 10/29/12 deadline.

Other

Annual Holiday party is December 21, 2012 1-4 at 40 Laurel Hill Avenue.

Chairman Retsinas stated that in order to have ample time to review all the information in the packets, he would like the commissioners to receive all the information one week prior to meetings.

COMMITTEE REPORTS:

- Budget and Finance: (Comm. Giraud) See report attached
- Resident Services: (Comm. Silver) See report attached
- Capital Improvements: (Comm. Casella) See report attached

Chairman Retsinas would like to prepare a matrix of all committees and commissioners.

OLD BUSINESS

None

NEW BUSINESS

Commissioner Narducci stated that he would like to revisit the Board of Commissioner's new 2013 schedule due to the fact that some of the dates interfere with the Council member's commitments. Chairman Retsinas suggested that the 2013 schedule be placed on hold until it can be reviewed and that the meetings not be held on the 1st and 3rd Thursdays of the month. The sub-Committees will be meeting at 5:00 with board meetings at 5:30.

Commissioner Ryan asked if General Council, Mark Ouellet, could review the Rhode Island General Laws vs. Board of Commissioner's By-Laws regarding quorums on voting.

Commissioner Silver would like to welcome the new commissioners and felt it would be useful to have board training and tours of all the developments.

Commissioner Cascella stated that she received legislative grant money to make improvements to the library and community room at Dominica Manor.

Commissioner Patino asked about that the new nuisance ordinance in the city regarding noisy tenants and how it will be implemented into the policies and who will be paying for it. Commissioner Jackson stated that the City Council will be revisiting that new ordinance.

ADJOURNMENT

There being no further business, Chairman Retsinas accepted a motion to adjourn from Commissioner Jackson, seconded by Commissioner Waters.

The meeting adjourned at 6:05 PM.

Minutes Submitted and Approved By:

Lisa Cancelliere
Recording Secretary

Paul Tavares
Interim Executive Director